

44
87-136-A
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2C.2-A (V.B.5.A.A.) To permit a window setback of 33 feet to the tract boundary in lieu of the required 35 feet. And to amend the second amended final development plan of "Lynne Woods", Lot 18, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Desired house will not fit on lot with existing setbacks.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Legal Owner(s):
Ellwood A. Sinsky
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Ellwood A. Sinsky
Name
2416 Velvet Valley Way
Owings Mills, MD. 21117 363-3644
Address
Phone No. S-4,580
W-4,620
DP
MAP SW2 L4
2B
E. D.
DATE 4-21-87
200
1000
DP

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of August, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of October, 1986, at 10:15 o'clock A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: August 27, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-116-A, 87-127-A, 87-128-A, 87-130-A, 87-133-A, 87-134-A, 87-135-A, 87-136-A, and 87-137-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Ellwood A. Sinsky
2416 Velvet Valley Way
Owings Mills, Maryland 21117

RE: Item No. 44 - Case No. 87-136-A
Petitioner: Ellwood A. Sinsky
Petition for Zoning Variance

Dear Mr. Sinsky:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

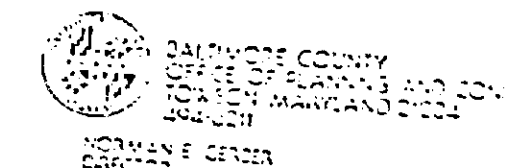
Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: W. Duvall & Associates, Inc.
530 East Joppa Road
Towson, Maryland 21204



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

AUGUST 22, 1986

Re: Zoning Advisory Meeting of August 5, 1986
Item 44
Property Owner: ELLWOOD A. SINSKY
Location: SW/S WESTCHESTER AVE.
125' SE BATHURST RD.

Dear Mr. Jablon:

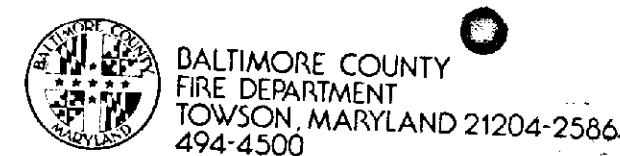
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ The County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ Development on these soils which are defined as wetlands, and under the provisions of Section 22-93 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ The property is located in a Baltimore County Landscape Manual, Sill 110-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Sill 110-77, and as conditions change the intersection may become more limited. The Basic Services Areas are:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Sill 110-77, and as conditions change the intersection may become more limited. The Basic Services Areas are:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Sill 110-77, and as conditions change the intersection may become more limited. The Basic Services Areas are:

THE COPY OF THE FINAL DEVELOPMENT PLAN WITH THE AMENDMENT ADDED SHOULD BE SUBMITTED.

cc: James H. Dyer

Norman E. Gerber
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

August 14, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Ellwood A. Sinsky
Location: SW/S Westchester Avenue 125' SE Bathurst Road
Item No.: 44
Zoning Agenda: Meeting of 8/5/86
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

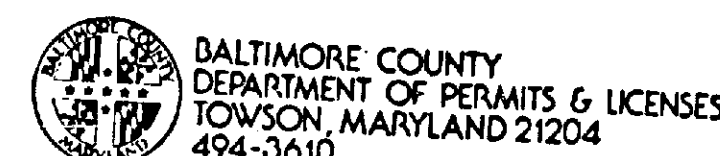
(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

August 14, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 44 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ellwood A. Sinsky
Location: SW/S Westchester Avenue 125' SE Bathurst Road
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

- (1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- (5) All the Groups except 2-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. 2-4 Use Groups require a one hour wall if clear wall. See Table 401, Section 1407, Section 1406.2 on exterior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (7) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- (8) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (9) When filing for a required Change of Use/Occupancy Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- (1) The proposed project appears to be located in a Flood Plain, Flood/Riverine. Please see the attached copy of Section 214.6 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- (1) Comments: Bedrooms require emergency escape windows. See B.O.C.A. 809.4 or the one & two family Code, Section R-211.2.
- (1) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

WZ/2/86

W. D. Dyer, Jr.
Building Plans Section

12/3/86

Mrs. Jean M. H. Jurek
DEPUTY ZONING COMMISSIONER

RE: CASE 87-136-A

Dear Mrs. Jurek,

IN ACCORDANCE WITH OUR CORRESPONDENCE OF APPROVAL OF CASE 87-223-A, WE REQUEST WITHDRAWAL OF THE CAPTIONED CASE.

Very truly yours,

[Signature]

ENTER YOUR BOARD NUMBER 101
XXXXXXXXXX(REL: C-860915) B
THANK YOU FOR USING THE SERVICES OF O'CONNOR, PIPER & FLYNN 301-730-7373
YOUR COMPANY REPRESENTATIVE IS ALEXANDER COLE 301-730-7373
COPYRIGHT 1986 BY THE CENTRAL MARYLAND MULTIPLE LISTING SERVICE, INC.
DATE: 9/30/86 TIME: 16:44:23 BROKER#: 6903
PROGRAM? PS

CLASS? 1
SS:STATUS? S
CC:COUNTY CD(1-6)?BC
ANSWER ONLY? KEYWORDS REQUIRED FOR SEARCH
ZIP CODE(0-10)?21228
LP:LIST PRICE?
MP:MAP COORD? BC
ST:STREET NAME?
NB:NEIGHBORHOOD? ROLLING GREEN
DATE?
BD:BEDROOMS?
BA:BATHS?
AG:AGE?
LT:ACRES?
FEATURES?
PRINT IMMEDIATE(Y,N,S,C OR Q)? Y
REPORT TYPE(1,2,3,CU,LC,CH OR Q)? 1
SEARCH STARTED
ZIP: 21228
#33,900 509 BATHURST 3 2/0 RANCHER 40J01 7675 BC112506-3
CONTRACT:84/06/20 D.O.M.: 41 SB:3190 GR: CONTRACT PRICE: \$82,000
SETTLED:82/08/17 FIN.: 2 RATE:12.50 PTS: 1.00/ 1.00
MORTGAGE: \$40,000 MORTGAGEE:PROVIDENT

#83,900 410 BATHURST ROAD 3 1/1 RANCHER 40J01 7181 BC114602-3
CONTRACT:84/08/10 D.O.M.: 24 SB:3170 GR: CONTRACT PRICE: \$83,000

#84,000 Y 2405 HARBORWOOD 3 1/1 RANCHER 40H01 7396 BC116182-3
CONTRACT:84/10/26 D.O.M.: 55 SB:7660 GR: CONTRACT PRICE: \$84,500
SETTLED:84/12/15 FIN.: 3 RATE: 9.50 PTS: .00/ .00
MORTGAGE: \$47,747 MORTGAGEE:SOVARN

#84,900 1919 WESTCHESTER 3 2/0 RANCHER 6349 BC131199-3
CONTRACT:85/12/16 D.O.M.: 6 SB:3170 GR: CONTRACT PRICE: \$84,000
SETTLED:86/02/14 FIN.:A99 RATE:10.50 PTS: .00/ 2.00
MORTGAGE: \$84,500 MORTGAGEE:MD NATL

#86,000 619 ST. JOHNSBURY 4 2/0 RANCHER 40H01 6345 BC123454-3
CONTRACT:85/07/24 D.O.M.: 93 SB:6345 GR: CONTRACT PRICE: \$81,000
SETTLED:85/09/13 FIN.: 99 RATE: .00 PTS: .00/ .00
MORTGAGE: MORTGAGEE:

#87,000 1905 WESTCHESTER 3 2/0 RANCHER 40503 7660 BC120910-3
CONTRACT:85/02/10 D.O.M.: 1 SB:7660 GR: CONTRACT PRICE: \$87,000
SETTLED:85/03/29 FIN.: 3 RATE:12.50 PTS: .00/ .00
MORTGAGE: \$70,700 MORTGAGEE:NORWEST

#87,500 3 BUCKSPORT CT. 3 1/1 RANCHER 40H01 6349 BC124512-3
CONTRACT:85/05/22 D.O.M.: 4 SB:6349 GR: CONTRACT PRICE: \$86,000
SETTLED:85/07/30 FIN.:A01 RATE:12.00 PTS: 1.00/ 1.00
MORTGAGE: \$56,000 MORTGAGEE:LOVOLA

#88,000 621 ST. JOHNSBURY RD 4 2/1 COLONIAL 40H01 6751 BC110510-3
CONTRACT:84/06/13 D.O.M.: 86 SB:6751 GR: CONTRACT PRICE: \$84,000
SETTLED:84/07/31 FIN.: 2 RATE:14.00 PTS: 1.00/ 2.00
MORTGAGE: \$66,009 MORTGAGEE:DOMINION

#88,000 1927 WESTCHESTER 3 2/0 RANCHER 40603 7660 BC111032-3
CONTRACT:84/05/30 D.O.M.: 59 SB:7660 GR: CONTRACT PRICE: \$84,000

#90,000 6 STONEHAM CT 4 2/1 SPLIT LEVEL 40H01 5420 BC121342-3
CONTRACT:85/03/17 D.O.M.: 25 SB:6903 GR: CONTRACT PRICE: \$84,000

#91,000 515 BATHURST RD 3 2/1 SPLIT LEVEL 40H01 5400 BC124087-3
CONTRACT:85/08/18 D.O.M.: 102 SB:6067 GR: CONTRACT PRICE: \$85,000
SETTLED:85/11/21 FIN.:C99 RATE: .00 PTS: .00/ .00
MORTGAGE: MORTGAGEE:

#92,900 2409 HARBORWOOD RD 4 1/2 RANCHER 40H01 3170 BC130166-3
CONTRACT:85/11/05 D.O.M.: 2 SB:6751 GR: CONTRACT PRICE: \$93,000
SETTLED:86/01/06 FIN.:C99 RATE: .00 PTS: .00/ .00
MORTGAGE: MORTGAGEE:

#96,500 620 ST. JOHNSBURY 3 2/1 BI-LEVEL 40H01 4145 BC111087-3
CONTRACT:84/05/09 D.O.M.: 37 SB:4145 GR: CONTRACT PRICE: \$96,500
SETTLED:84/06/29 FIN.: 2 RATE: 9.90 PTS: 1.00/ 3.50
MORTGAGE: \$91,650 MORTGAGEE:WATERFLD

#97,500 503 BATHURST RD 4 2/1 SPLIT FOYER 40J01 6596 BC111832-3
CONTRACT:84/07/02 D.O.M.: 67 SB:3240 GR: CONTRACT PRICE: \$92,500
SETTLED:84/09/13 FIN.: 14 RATE: .00 PTS: .00/ .00
MORTGAGE: MORTGAGEE:

#101,900 421 BATHURST ROAD 4 2/1 COLONIAL 40J01 6903 BC122252-3
CONTRACT:86/03/10 D.O.M.: 47 SB:6903 GR: CONTRACT PRICE: \$97,000
SETTLED:86/05/19 FIN.:A08 RATE: 9.50 PTS: 1.50/ 1.50
MORTGAGE: \$82,003 MORTGAGEE:UN FED

#109,900 Y 502 BATHURST ROAD 4 1/2 SPLIT FOYER 40J01 6903 BC127783-3
CONTRACT:86/07/16 D.O.M.: 34 SB:6903 GR: CONTRACT PRICE: \$105,000
SETTLED:86/09/22 FIN.:A01 RATE:10.00 PTS: .00/ .00
MORTGAGE: \$44,000 MORTGAGEE:HSEHLD B

#110,000 6 MILLTOWN CT 3 2/0 RANCHER 4145 BC139418-3
CONTRACT:86/07/29 D.O.M.: 0 SB:4145

#111,900 628 ST. JOHNSBURY 4 2/1 COLONIAL 40H01 6903 BC133643-3
CONTRACT:86/03/23 D.O.M.: 18 SB:3170 GR: CONTRACT PRICE: \$109,000
SETTLED:86/05/27 FIN.:A01 RATE:10.00 PTS: .00/ .00
MORTGAGE: \$87,200 MORTGAGEE:INLAND

SEARCH COMPLETE 18 MATCHING LISTINGS
REPORT TYPE(1,2,3,CU,LC,CH OR Q)? CU
CUSTOM REPORT # (0-9)?
>> *****0101 - REQUIRED ENTRY

Case 87-136-A
October 15, 1986

MEMORANDUM OF UNDERSTANDING

The following represents areas in which the undersigned are in agreement with regard to Case 87-136-A:

- 1 - Proceedings in Case 87-136-A (hereinafter referred to as the first case) will be held in abeyance in order for Mr. Sinsky to file a new variance request (hereinafter referred to as the second case) to permit a 21 foot building to tract boundary in lieu of required 30 feet, with the proposed dwelling on lot 18 situated so that the front entrance will face northward toward Westchester Avenue.
- 2 - The second case is preferred over the first case. If the second case is approved the first case will be withdrawn.
- 3 - Messrs. Schuler and Joesting, as well as the Westchester Improvement Association, will not be protestants in the second case; instead will offer support for the requested variance.
- 4 - Should the requested variance in the second case be approved, the undersigned will cooperate in an effort to retain as many as possible of the present trees along the west side of lot 18.
- 5 - If for some unforeseen reason the requested variance in the second case is not approved, hearing in the first case should resume as quickly as possible at which Messrs. Schuler and Joesting and the Westchester Improvement Association will withdraw their protests, at which time Mr. Sinsky will stipulate that should the requested variance to permit a window setback of 33 feet be approved he will purchase and plant at his expense approximately 20, but not less than 17, evergreen, at least 4 feet in height and of good quality, in a north to south row on approximately 80 to 90 feet on the northwest portion of lot 18.
- 6 - Copy of this Memorandum of Understanding will be sent, as requested by her, to Deputy Zoning Commissioner Jean M. H. Jung.

Charles Schuler
David Joesting

RECEIVED
OCT 6 1986
ZONING OFFICE

The Westchester Improvement Assoc. Inc.

618 St. Johnsbury Road
Catonsville, MD 21228
October 2, 1986

ELLWOOD A. SINSKY

Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

On behalf of the Westchester Improvement Association, I would like to state our opposition to the variance requested in case 87-136-A, which is scheduled for a hearing on October 7, 1986 at 10:15.

We are opposed to this variance primarily because, if permitted, it will permit the construction of a house that will seriously affect the privacy of several of the existing houses within the community. Specifically, the new house will directly face the rear of an existing house that was built nearly 20 years ago. We do not believe that existing homeowners' privacy should be sacrificed to satisfy the requests of a new development. The developer was certainly aware of lot sizes and setback requirements when his plans were developed and submitted. It was the builder's responsibility to incorporate into his plans lot sizes and setbacks that would comply with setback requirements. This should have been done during the planning stages rather than waiting until construction is ready to begin. Even if this variance request is a result of complications or problems that have occurred during the construction of other lots within the developments, it is still the builder's responsibility to meet the existing regulations. It is bad enough that, in his attempt to squeeze a few more dollars from his land, the developer has decided on such an illogical, unconventional, and ugly arrangement for the new house. To now compound this situation by requesting a variance is unfair to the existing homeowners, especially if the variance is requested due to an oversight or problem that is clearly the responsibility of the developer.

We feel that the variance should be denied and that the builder should be required to construct a house of a size and style that will properly fit on the existing lot, meet all setback requirements, and not impose on the privacy of those homeowners who live in the existing houses and who have already been inconvenienced by the new construction.

Sincerely,

W. J. Bauman

W. J. Bauman, President
The Westchester Improvement Association, Inc.

O'CONNOR
PIPER & FLYNN
SKIRVEN

Columbia
Suite 100, Exhibit Center
Columbia, Maryland 21044
(301) 736-7373

To Whom it may concern,

AS A FULL TIME PROFESSIONAL REAL ESTATE AGENT I STRONGLY URGE THOSE INVOLVED THAT THE BUILDING OF A HOME ON LOT #18 LYNWOOD'S DEVELOPMENT, BECAUSE OF LOT SIZE + THE WAY A HOUSE WOULD HAVE TO BE BUILT TO CORP THAT THE VALUES OF ADJOINING HOMES IN THE ROLLING GREEN AREA WOULD DEPRECIATE. ENCLOSE ARE PRICES OF HOME SALES IN ROLLING GREEN FOR THE LAST TWO YEARS.

Al Cooke

ENCLOSURE
1

Maryland's Leading, Independent, Locally Owned Real Estate Company

IN RE: PETITION FOR ZONING VARIANCE
SW/S of Westchester Avenue
125' SE of the c/l of
Bathurst Road
(1813 Westchester Avenue)
1st Election District
Ellwood A. Sinsky,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-136-A

ORDER OF DISMISSAL

Pursuant to receipt of a written request for withdrawal to the Deputy Zoning Commissioner of Baltimore County on December 3, 1986, IT IS ORDERED this 11th day of December 1986, that the above-referenced matter be and is hereby DISMISSED without prejudice.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

RECEIVED FOR FILING
Date 10/16/86
By *John J. Schuler*



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 11, 1986

Mr. Ellwood A. Sinsky
2416 Velvet Valley Way
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance
SW/S of Westchester Avenue
125' SE of the c/l of
Bathurst Road
(1813 Westchester Avenue)
1st Election District
Case No. 87-136-A

Dear Mr. Sinsky:

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for withdrawal of the subject Petition has been granted without prejudice, in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

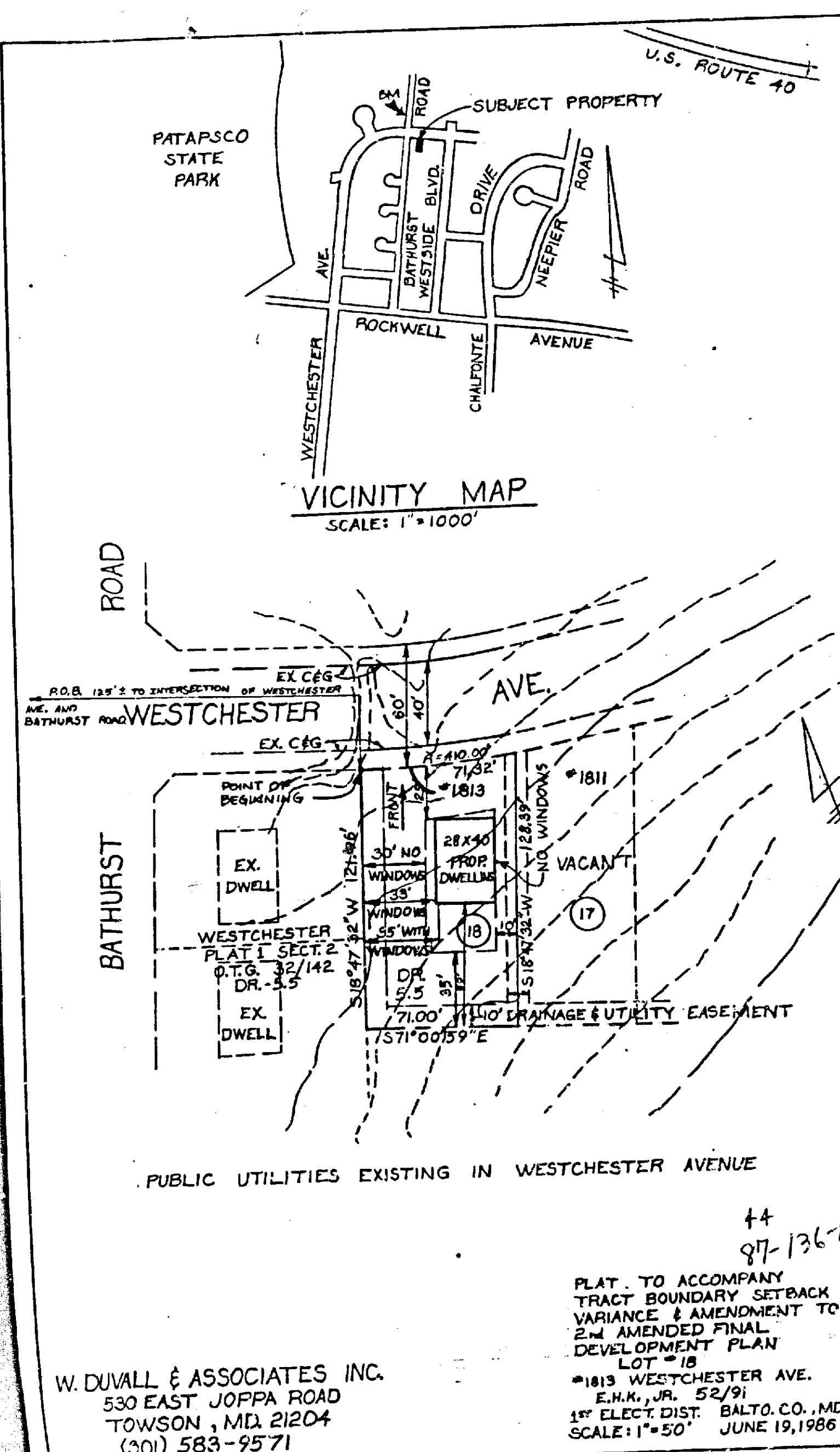
JMHJ:bjs

Attachments

cc: Mr. David Joesting
517 Bathurst Road
Baltimore, Maryland 21228

Mr. Charles Schuler
519 Bathurst Road
Baltimore, Maryland 21228

People's Counsel



W. DUVAL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

July 24, 1986

ZONING DESCRIPTION

Beginning for the same at a point, said point being located on the southwest side of Westchester Avenue, said point also being located 125 feet plus or minus southeast of center line intersection of Westchester Avenue and Bathurst Road, thence binding on the said Westchester Avenue for lines of division, more particularly described as follows:

By a curve to the left having a radius of 410.00 feet for a length of 71.32 feet, thence South 18 degrees 47 minutes 32 seconds West 128.39 feet thence, North 71 degrees 00 minutes 59 seconds West 71.00 feet thence, North 18 degrees 47 minutes 32 seconds West 121.96 feet to the place of beginning, containing 0.204 acres of land, more or less.

Being the lot number 18 as shown on the plat "First Amended Plat Lynne Woods" as recorded in the Land Records of Baltimore County, Maryland, in the First Election District, E.H.K., Jr. 52/91 said lot also being known as #1813 Westchester Avenue.



530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

PETITION FOR ZONING VARIANCE

1st Election District

Case No. 87-136-A

LOCATION: Southwest Side of Westchester Avenue, 125 feet Southeast of the Centerline of Bathurst Road (1813 Westchester Avenue)

DATE AND TIME: Tuesday, October 7, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a window setback of 33 feet to the tract boundary in lieu of the required 35 feet and to amend the Second Amended Final Development Plan of "Lynne Woods" regarding Lot 18

Being the property of Ellwood A. Sinsky, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Westchester Ave., 125' : OF BALTIMORE COUNTY
SE of the C/L of Bathurst Rd. :
(1813 Westchester Ave.) :
1st District :
ELLWOOD A. SINSKY, Petitioner : Case No. 87-136-A

ENTRY OF APPEARANCE

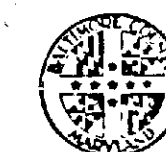
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Ellwood A. Sinsky, 2416 Velvet Valley Way, Owings Mills, MD 21117, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 30, 1986

Mr. Ellwood A. Sinsky
2416 Velvet Valley Way
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE
SW/S of Westchester Ave., 125' SE of the c/l
of Bathurst Rd. (1813 Westchester Rd.)
1st Election District
Ellwood A. Sinsky - Petitioner
Case No. 87-136-A

Dear Mr. Sinsky:

This is to advise you that \$61.10 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON OR SHALL NOT BE ISSUED.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 02
DATE 10/7/86 ACCOUNT R-01-615-977
SIGN & POST RETURNED AMOUNT \$ 61.10
Pinewood Development Corp., 2416 Velvet Valley Way, Owings Mills, Md. 21117
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-136-A
FOR: B 112*****013014 2974F
VALIDATION OR SIGNATURE OF CASHIER

Patuxent Publishing Corp.

10750 Little Patuxent Pkwy
Columbia, MD 21044

September 20 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE
94959

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 20 day of September 19 86, that is to say, the same was inserted in the issues of

September 18, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

Mr. Ellwood A. Sinsky
2416 Velvet Valley Way
Owings Mills, Maryland 21117

August 15, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/S of Westchester Ave., 125' SE of the c/l
of Bathurst Rd. (1813 Westchester Rd.)
1st Election District
Ellwood A. Sinsky - Petitioner
Case No. 87-136-A

TIME: 10:15 a.m.

DATE: Tuesday, October 7, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-136-A

District 1st
Posted for: *Variance*
Petitioner: *Ellwood A. Sinsky*
Location of property: *SW/S of Westchester Ave. 125' SE of the c/l of Bathurst Road (1813 Westchester Ave.)*
Location of Sign: *Corner of 1813 Westchester Ave.*
Remarks:
Posted by: *[Signature]* Date of return: *Sept 12 - 86*
Number of Signs: *1*

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 18, 19 86

THE JEFFERSONIAN,

Lisa S. Sinsky

Publisher

Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE

1st Election District

Case No. 87-136-A

LOCATION: Southwest Side of Westchester Avenue, 125 feet Southeast of the Centerline of Bathurst Road (1813 Westchester Avenue)

DATE AND TIME: Tuesday, October 7, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a window setback of 33 feet to the tract boundary in lieu of the required 35 feet and to amend the Second Amended Final Development Plan of "Lynne Woods" regarding Lot 18

Being the property of Ellwood A. Sinsky, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of

ARNOLD JABLON
Zoning Commissioner
of Baltimore County

9155 Sept. 18.

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020040

DATE 7/25/86 ACCOUNT 01-615

AMOUNT \$ 70.00

RECEIVED W. DUVAL & ASSOCIATES, INC.

FOR FILING FOR VARIANCE & APPEALING ITEM 44

B 0070*****70DC12 8258F

ELLWOOD SINSKY - PETITIONER

VALIDATION OR SIGNATURE OF CASHIER